

**Marymoor Subarea Comprehensive Plan and Zoning Code Amendments & Local Center Designation (LAND-2016-02061)**

Planning Commission Issues Matrix for January 18, 2017

**Discussion Issues**

Issue	Discussion Notes	Status
A. Transition Strategy		
A1. Does the Transition Strategy protect existing businesses? Does it go beyond the goal of protecting existing businesses? (Miller)	<p><u>Planning Commission Discussion</u></p> <p>Commissioner Miller reflected on the Commission's August 6, 2014 recommendation for the Southeast Redmond Neighborhood Plan and the subsequent work involving the design of a transition strategy in the South Marymoor Subarea for protecting existing businesses and posed the question of whether the recommended policies and codes strike the right balance in providing protection for business and supporting the vision.</p> <p><u>Staff Response/Recommendation</u></p> <p>Resolution 1415, adopted by the City Council in 2014 provides intent for the transition strategy including continued economic vitality of existing and future manufacturing uses. This intent statement translated into some of the factors the South Marymoor Subarea Committee considered in recommending the transition strategy. Of the Committee's three primary factors, Allowed Uses and Timing relate closely to the intent in Resolution 1415.</p> <p>Staff agreed with the Committee's recommendation that is described in the Technical Committee Report, pages 8-9 and in the South Marymoor Subarea Committee Report. The recommendation, Report Exhibit C1 pages 3-12, supports existing businesses remaining and expanding as well as additional manufacturing and a variety of other uses becoming established in the subarea. Proposed RZC 21.13.210.B.3, MDD Transition Strategy, Page 41 of Report Exhibit C1 also recommends notice to new businesses and residents of ongoing support for business and Marymoor Park operations. Staff believes these recommendations in conjunction with the absence of transitional timing requirements provide strong protections for economic vitality of existing businesses and establishment of new businesses including for new manufacturing and variety of other uses. Staff also believes the recommendation for adding multifamily housing as an allowed use and the infrastructure plan in providing for development of the area are consistent with the subarea vision for a walkable, denser subarea featuring opportunities for living, employment, and other activities.</p>	Opened 1/11

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	<u>Public Comment</u>	
<b>B. Local Center Designation</b>		
B1. What are the benefits of designating the Marymoor area as a Local Center? (Miller)	<p><u>Planning Commission Discussion</u></p> <p>Commissioner Miller asked staff to describe benefits that could be derived by designating Marymoor as a local center.</p> <p><u>Staff Response/Recommendation</u></p> <ul style="list-style-type: none"> <li>○ A Marymoor Local Center designation complements and supports the long-term vision, policies and proposed zoning for the Marymoor subarea.</li> <li>○ A local center designation may better position the city to compete for federal and countywide grant funds to implement Marymoor subarea infrastructure and transportation planning concepts. In recent years designated local centers in Puget Sound have successfully competed for funding from the Surface Transportation Program (STP), as well as from the Congestion Mitigation and Air Quality Improvement (CMAQ) Program, two sources of federal funds allocated by PSRC. (PSRC, Regional TOD Advisory Committee, Regional Centers Framework Update Project Presentation, May 8, 2015). Also, King County Metro's financial resources for bus transit target designated growth areas.</li> <li>○ Although City infrastructure investments in the Marymoor area will likely be limited in the near-term in order to support completion of needed infrastructure in Redmond's two urban centers, Marymoor is poised to become the City's next area for focused investment after Downtown and Overlake. Hence, a local center designation would affirm the City's intent that Marymoor likely would be the next planned growth area and a focus area for future City infrastructure investments.</li> </ul> <p><u>Public Comment</u></p>	Opened 1/11
<b>C. Marymoor Subarea Zoning</b>		
C1. Zoning designation for the property owned by Lake Washington	<p><u>Planning Commission Discussion</u></p> <p><u>Staff Response/Recommendation</u></p>	Opened 1/11

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Issue	Discussion Notes	Status
Institute of Technology – requested change from MDD5 to MDD2.	<u>Public Comment</u> The Lake Washington Institute of Technology requested changing the zoning designation for the property owned by LWTech from MDD5 to MDD2.	